

EXHIBIT 19

CASE# 69255

L & T NO.

4N079004

2014
CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK HOUSING PART

AMOUNT CLAIMED \$ 5095.28 Landlord

FM UNITED LLC

against

Tenant

CLAUDINNE FELICIANO

27 W 16TH STREET APT. 3A

NEW YORK NY 10011

Undertenant

NOTICE OF PETITION—NON-PAYMENT
DWELLING

CIVIL COURT OF THE CITY OF NEW YORK, COUNTY OF

NEW YORK

CASE# 69255

L/T INDEX NO.

FM UNITED LLC

Petitioner

HOUSING PART

NOTICE OF PETITION

Non-Payment of Rent

DWELLING

against

CLAUDINNE FELICIANO

27 W 16TH STREET

NEW YORK NY

10011

APT. 3A

Respondent (Tenant)

Address

Respondent (Undertenant)

First name of Tenant and/or Undertenant being fictitious and unknown to petitioner. Person Intended being in possession of the premises herein described.

To the respondent(s) above named and described, in possession of the premises hereafter described or claiming possession thereof:

PLEASE TAKE NOTICE that upon the annexed verified petition of

FM UNITED LLC

dated the

11TH

day of

SEPTEMBER 2014

The petitioner prays for a final judgement

of eviction, awarding to the petitioner possession of premises described as follows:

ALL ROOMS

APT 3A

27 W 16TH STREET

County of

in premises known as and located at
NEW YORK in the City of New York, as

demanded in the petition.

TAKE NOTICE also that demand is made in the petition for judgement against you for the sum of \$ 5095.28

with interest from the date said sum or part thereof became due.

TAKE NOTICE also that WITHIN FIVE DAYS after service of this Notice of Petition upon you, you must answer, either orally before the clerk of this Court at

County of

NEW YORK

111 CENTRE STREET

City and State of New York, or in writing by serving a copy thereof upon the undersigned attorney for the petitioner, and by filing the original of such answer, with proof of service thereof, in the Office of the Clerk. Your answer may set forth any defense or counterclaim you may have against the petitioner unless precluded by law or rental agreement. On receipt of your answer, the clerk will fix and give notice of the date of trial or hearing which will be held not less than 3 nor more than 8 days thereafter, at which you must appear. If, after the trial or hearing, judgement is rendered against you, the issuance of a warrant dispossessing you may, in the discretion of the Court, be stayed for FIVE days from the date of such judgement.

TAKE NOTICE also that if you fail to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

In the event you fail to answer and appear, final judgement by default will be entered against you but a warrant dispossessing you will not be issued until the tenth day following the date of service of this Notice of Petition upon you.

TAKE NOTICE, that under Section 745 of the Real Property Actions and Proceedings Law, you may be required by the Court to make a rent deposit, or a rent payment to the petitioner, upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the Court within 30 days of the first court appearance. Failure to comply within initial rent deposit or payment order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on the issues raised in your answer.

CAROL ALT, CHIEF CLERK

DATED

9/11/14

ATTORNEYS FOR PETITIONER

CLERK OF THE CIVIL COURT OF NEW YORK

FELICIANO 0001

BORAH, GOLDSTEIN, ALTSCHULER, NAHINS & GOIDEL, P.C.
377 BROADWAY, NEW YORK, NEW YORK 10013-3993

Attorneys for Petitioner
212 966-6804 OR 431-1300

BORAH, GOLDSTEIN, ALTSCHULER,
NAHINS & GOIDEL, P.C.
377 BROADWAY, NEW YORK, NEW YORK 10013-3993

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IMPORTANT TO TENANT If you are dependent upon a person in the military service of the United States or the State of New York, advise the clerk immediately in order to protect your rights.

1007 COPYRIGHT FISA 2.0

CASE# 69255 2014

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CIVIL COURT OF THE CITY OF NEW YORK

COUNTY OF NEW YORK HOUSING PART

AMOUNT CLAIMED \$ 5095.28 Landlord

FM UNITED LLC

against:

Tenant

CLAUDINNE FELICIANO

27 W 16TH STREET APT. 3A

NEW YORK NY 10011 Undertenant

PETITION NON-PAYMENT

DWELLING

NOTICE OF PETITION SERVED ON _____ 20____

NOTICE OF PETITION RETURNED ON _____ 20____

NOTICE OF PETITION ISSUED ON _____ 20____

TENANT APPEARS ON _____ 20____

But fails to answer

Answer is _____

SET FOR TRIAL ON _____ 20____

LANDLORD NOTIFIED ON _____ 20____

Sufficiency of answer referred.

TO COURT _____

RAISES _____ ISSUE.

Judge

Attorneys for Petitioner

212 966-6804 OR 431-1300

BORAH, GOLDSTEIN, ALTSCHULER,
NAHINS & GOIDEL, P.C.

51 377 BROADWAY, NEW YORK, NEW YORK 10013-3993

PETITION NON-PAYMENT OF RENT

THE PETITION OF FM UNITED LLC

upon information and belief shows that:

1. Petitioner is the landlord and O W N E R of the premises.

2. Respondent(s) CLAUDINNE FELICIANO is(are)
tenant(s) in possession of said premises pursuant to a rental agreement wherein
respondent promised to pay to landlord as rent \$ 2450.00 each month in advance on
the 1ST DAY of each month.

3. Respondent(s) the Undertenant of the aforesaid tenant(s).

4. Respondent(s) are now in possession of said premises. Said premises are the residence
of the tenant(s) and undertenants herein.5. The premises from which removal is sought were rented for DWELLING purposes
and are described as follows: ALL ROOMS APT 3A in building known as
27 W 16TH STREET situated with the territorial jurisdiction of the Civil Court of
New York, County of NEW YORK6. Pursuant to said agreement there was due from respondent tenant(s), the sum of \$5095.28
in rent and additional rent as follows:
2450.00 /JUL14 2450.00 /JUL14 15.00 /JUN14 180.28 /LEGAL FEES7. Said rent has been demanded from the tenant(s) BY 3 DAY NOTICE IN WRITING AND INCORPORATED
since same became due. HEREIN, A COPY WITH PROOF OF SERVICE IS ANNEXED HERETO.

8. Respondent(s) have defaulted in the payments thereof and continue in possession of the premises without permission after defaulting

9. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Article 41
there is a currently effective registration statement on file with the Office
of Code Enforcement which designates the managing agent named below, a natural person over 21 years of age, to be in control of and
responsible for the maintenance & operation of the dwelling.

AGENT- ANDRESO REYNOSO

(212) 837-4800 MDR# 139818
3 NEW YORK PLAZA 19THFL New York, NY 1000410. 7. The apartment is not subject to the New York City Emergency Housing Rent
Control Law or the Rent Stabilization Law of 1969, as Amended, because the
building of which the subject apartment is a part, was completed after
January 1, 1974 and a new certificate of occupancy was issued by the
Department of Buildings.

AGENT

WHEREFORE Petitioner requests a final judgment against respondent(s) for the rent demanded herein, plus interest, awarding possession of
the premises to petitioner landlord, and directing the issuance of a warrant to remove respondent(s) from possession of the premises together
with costs and disbursements of this proceeding. 9/17/14 FM UNITED LLC

DATED: 9/17/14

STATE OF NEW YORK, COUNTY OF NEW YORK

The Undersigned affirms under penalty of perjury that he is one of the attorneys for the Petitioner; that he has read the foregoing petition
and knows the contents thereof; that the same are true to his own knowledge except as to matters stated upon information and belief; and
as to those matters he believes them to be true.The grounds of deponent's belief as to all matters not stated upon deponent's knowledge are as follows: statements and/or records
provided by petitioner, its agents and/or employees and contained in the file in the
attorney's office. This verification is made pursuant to the provisions of RPAPL 741.BY: 
DAVID NAPPITUPULU